

Saint Paul Planning Commission

City Hall Conference Center Room 40 15 Kellogg Boulevard West

Steering Committee Meeting - 8:00 a.m., Room 41

Christopher B. Coleman, Mayor

Agenda

November 19, 2010 8:30 – 11:00 a.m.

Saint Paul

Planning Commission

I. Approval of minutes of November 5, 2010

Chair

Kathi Donnelly-Cohen

IV.

First Vice Chair

Jon Commers

Second Vice Chair

Barbara A. Wencl

Secretary

Marilyn J. Porter

II. Chair's Announcements

III. Planning Director's Announcements

PUBLIC HEARING: Central Corridor/Traditional Neighborhood Zoning Text Changes

– Item from the Comprehensive Planning Committee. (Donna Drummond, 651/266-6556 and Sarah Zorn, 651/266-6570)

V. Zoning Committee

SITE PLAN REVIEW - List of current applications. (Tom Beach, 651/266-9086)

NEW BUSINESS

#10-914-354 Minnwest Bank Metro – Rezoning from B3 General Business to RM2 Medium-Density Multiple-Family Residential. 1870 Old Hudson Road between White Bear Avenue and Hazel. (Penelope Simison, 651/266-6554)

#10-915-506 Minnwest Bank Metro — Conditional Use Permit for an assisted living facility. 1870 Old Hudson Road between White Bear Avenue and Hazel. (*Penelope Simison*, 651/266-6554)

VI. Comprehensive Planning Committee

VII. Neighborhood Planning Committee

<u>Robert/Cesar Chavez Small Area Plan</u> – Approve resolution initiating planning process. (*Kate Reilly, 651/266-6618*)

Near East Side Small Area Plan and Zoning Study – Approve resolution initiating planning process and zoning study. (Luis Pereira, 651/266-6591, and Penelope Simison, 651/266-6554)

VIII. Transportation Committee

IX. Communications Committee

Brian Alton
Pat Connolly
Anthony Fernandez
Gene Gelgelu
Bree Halverson
Richard Kramer
Paula Merrigan
Gaius Nelson
Anthony Schertler
Robert Spaulding
Terri Thao
Jun-Li Wang
Daniel Ward II

Planning Director Donna Drummond

Barbara A. Wencl

David Wickiser Roxanne Young X. Task Force Reports

XI. Old Business

XII. New Business

XIII. Adjournment

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

Saint Paul Planning Commission & Heritage Preservation Commission

MASTER MEETING CALENDAR

WEEK OF NOVEMBER 15-19, 2010

Mon	(15)	•		
		6:30- 8:30 p.m.	Ford Open Space Workshop (Merritt Clapp-Smith, 651/266-6547)	Edgecumbe Recreation Center 320 Griggs Street South Saint Paul, MN
			Determine a path.	
Tues	(16)		- -	
		4:00- 5:30 p.m.	Comprehensive Planning Committee (Penelope Simison, 651/266-6554	HAS BEEN CANCELED
Weds	(17)			•
			_	
Thurs	(18)			V
		5:00-	Heritage Preservation Commission	Room 40 City Hall Lower Level Enter building on 4 th Street 15 W. Kellogg Blvd.

Public Hearing/Permit Review/After-the Fact Permit Review 95 Mackubin Street, Hill Historic District, by Harvey Sherman, owner, for a building permit to remodel the front porch. File #11-005 (Boulware, 266-6715)

308 Prince Street, Lowertown Historic District, by Andrew Commers, Artspace Projects, Inc., for building permits for exterior improvements including: re-roofing, repainting the masonry and window repair and replacement. File #11-006 (Spong, 266-6714).

260 Fifth Street East, Lowertown Historic District, by Diane Nordquist, City of Saint Paul, for permits to construct a new, five-story, brick clad, mixed-use rental building with fifty-eight units. File #11-007 (Spong, 266-6714).

Old Business

Victoria Theater Designation, 825 University Avenue, Recommendation to consider the property a Saint Paul Heritage Preservation Site and make a recommendation to the City Council. The public hearing was held on November 4th and was continued to November 18th. (Spong, 651/266-6714)

Committee Reports

Education Committee (Ferguson, Thomas, Trout-Oertel) Lowertown Master Plan Steering Committee (Ferguson) Saint Paul Historic Survey Partnership Project Public Safety Building Mitigation (Penfield) (Manning, Igo) 3M Advisory Committee/Workgroups update (Trimble, Mazanec)

<u>Fri</u> (19)

> 8:00 a.m. **Planning Commission Steering Committee**

(Donna Drummond, 651/266-6556)

Room 41 City Hall Conference Center 15 Kellogg Blvd.

8:30-**Planning Commission Meeting** 11:00 a.m. (Donna Drummond, 651/266-6556) **Room 40 City Hall** Conference Center 15 Kellogg Blvd.

PUBLIC HEARING: Central Corridor/Traditional Neighborhood Zoning Text Changes - Item from the Comprehensive Planning Committee. (Donna Drummond, 651/266-6556, and Sarah Zorn, 651/266-6570)

NEW BUSINESS.

#10-914-354 Minnwest Bank Metro – Rezoning from B3 General Business to RM2 Medium-Density Multiple-Family Residential. 1870 Old Hudson Road between White Bear Avenue and Hazel. (Penelope Simison, 651/266-6554)

#10-915-506 Minnwest Bank Metro – Conditional Use Permit for an assisted living facility. 1870 Old Hudson Road between White Bear Avenue and Hazel. (Penelope Simison, 651/266-6554)

Neighborhood Planning *Committee.....*

Robert/Cesar Chavez Small Area Plan - Approve resolution initiating planning process. (Kate Reilly, 651/266-6618)

Near East Side Small Area Plan and Zoning Study - Approve resolution initiating planning process and zoning study. (Luis Pereira, 651/266-6591, and Penelope Simison, 651/266-6554)

Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes November 5, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, November 5, 2010 at 8:30 a.m. in the Conference Center of City Hall.

Commissioners

Mmes. Merrigan, Thao, Wang, Wencl, Young, and

Present:

Messrs. Alton, Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson,

Schertler, and Wickiser.

Commissioners

Mmes. *Donnelly-Cohen, *Halverson, *Porter, and Messrs. *Spaulding, and

*Ward.

Absent:

*Excused

Also Present:

Donna Drummond, Planning Director; Allan Torstenson, Patricia James, Josh

Williams, and Sonja Butler, Department of Planning and Economic Development

staff.

I. Approval of minutes October 22, 2010.

MOTION: Commissioner Wencl moved approval of the minutes of October 22, 2010. Commissioner Kramer seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Commissioner Commers, who is the Commission's first vice chair, chaired the meeting. He had no announcements.

III. Planning Director's Announcements

Donna Drummond announced that at City Council on November 3rd, a public hearing was held to consider the appeal of Sandra Belisle to a decision of the Planning Commission denying a change of nonconforming use permit to add pet boarding and pet day care to her existing pet grooming business at 360 Clifton Street. The City Council granted the appeal subject to additional conditions. On October 27th City Council approved a bridge resolution and initiated a moratorium ordinance to do a zoning study in certain areas of District 9 that are zoned for single family, duplex, and townhouse zoning and to consider whether or not those areas should be down zoned to single family to prevent future conversions of single-family houses to duplexes or triplexes.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

Four items came before the Site Plan Review on Tuesday, **November 2, 2010**: ADM at 575 Drake Street, a new weigh station, lab building, and utilities; PED University Avenue Parking project at 389-397 University Avenue, parking lot upgrades; PED University Avenue Parking project at 1141 University Avenue, parking lot upgrades; Regions Hospital Behavioral Health Bldg. at 640 Jackson Street, re-look at 2008 new building plan.

One item will come before the Site Plan Review Committee on Tuesday, **November 9, 2010:** J and J Distributing located at 653 Rice Street, produce cooler addition, new 20,000 sq. ft. steel structure.

OLD BUSINESS

#10-509-684 A & A Quality Food Fuel – Conditional use permit to reconstruct an auto convenience store, with modification of required buffer area. 1200 White Bear Avenue, SE corner at Maryland Avenue. (Anton Jerve, 651/266-6567)

Commissioner Kramer noted that the Zoning Committee will review the conditional use permit within three months of the one year anniversary of the reconstruction to ensure that the conditions have been met relative to the evening activities.

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

NEW BUSINESS

#10-907-226 Craig and Elsie Fohrenkamm – Establishment of nonconforming use as a residential 4-plex. 432 Dewey Street between Feronia and Stinson. (Josh Williams, 651/266-6659)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the establishment of legal nonconforming use status subject to additional conditions. The motion carried unanimously on a voice vote.

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Tuesday, November 9, 2010.

V. Comprehensive Planning Committee

Commissioner Commers had no report.

VI. Neighborhood and Current Planning Committee

St. Anthony Park Como 2030 Plan and Zoning Study - Release for public review and set public hearing for December 17, 2010. (Allan Torstenson, 651/266-6579)

Allan Torstenson, PED staff gave a power point presentation on the draft St. Anthony Park Como 2030 Small Area Plan and Zoning Study. He said the Planning Commission initiated the small area plan and zoning study for this area and established a neighborhood task force for the study at the request of the District 12 Community Council. District 12 requested the study in response to a need identified in the District 12 Plan adopted in 2005 to address issues affecting the ability to maintain essential community assets: things that provide the bases for community life and make North St. Anthony Park a wonderful neighborhood. The District 12 Plan identified concerns about declining population and changing housing needs. Demographic and market changes are creating challenges to maintaining essential community assets. For neighborhood businesses there is increased competition from things like big box retailers as well as a shrinking neighborhood market. North St. Anthony Park no longer has a corner drug store or a neighborhood hardware store. Without a full range of housing options to meet current housing needs there is a flattening of population income, age and diversity.

In addition to 12 neighborhood task force meetings, District 12 and the task force sponsored 6 community-wide forums. And after a final community review meeting the plan and zoning recommendations were adopted by the District 12 Community Council and submitted for City adoption. The plan in the commissioner's packet has been tailored to fit the Comprehensive Plan addendum format and focus on objectives and strategies requiring City partnership. It has been reviewed by affected City departments. The neighborhood task force convened in September to review it, and in October the District 12 Community Council unanimously approved this draft for City adoption.

Mr. Torstenson said that the Como 2030 Plan provides a broad vision for Como Avenue as the heart of North St. Anthony Park, with a vibrant local business community, housing options that support diverse needs of residents and institutions and events that provide the basis for community life. He talked about objectives and strategies in the plan pertaining to community character, commercial vitality, housing, transportation, and environmental sustainability. Mr. Torstenson also gave an overview of the land use and proposed rezoning recommendations in the plan and zoning study.

Commissioner Commers stated that there is a little inconsistency in the current draft in the way that we call out North St. Anthony Park versus St. Anthony Park as a whole, and in some cases north is capitalized and in some cases it is not. He thought it would be valuable to readers to call out the boundary of North St. Anthony Park on the map on page one.

MOTION: On behalf of the Neighborhood Planning Committee, Commissioner Wencl moved

to release the draft for public review and set a public hearing on December 17, 2010. The motion carried unanimously on a voice vote.

Commissioner Wencl announced the items on the agenda for the next Neighborhood Committee meeting on Wednesday, November 10, 2010.

VII. Transportation Committee

Commissioner Wang announced that they are still trying to work out their role. Because many transportation plans and projects are already in process they are learning about them and also trying to understand what their role is in having an opinion on them. Most recently they looked at the bike plan.

Donna Drummond, Planning Director, added that the staff has been working on creating a staff report form to be used for the committee to bring different items forward, and a matrix of types of projects that the committee might see and the various levels of committee involvement.

VIII. Communications Committee

Commissioner Commers announced that there is not chairperson for the Communications Committee and he is asking if one of the Planning Commissioners is interested in nominating themselves to be the chairperson for this committee. Interested parties should contact Chair Donnelly-Cohen or Commissioner Commers.

IX. Task Force Reports

Commissioner Schertler announced that the Ford Open Space Task Force met last Monday, and the consultant that was hired was helping plan open space alternatives, including how much of the site could be reserved for open space. One of the interesting tensions is the discussion about high use open space, like soccer fields and ball fields that meet more regional needs as opposed to neighborhood-based needs. The task force is interested in more open space so they are pushing back on the amount of the site that should be considered for development.

Commissioner Wencl announced the items on the agenda for the Smith Avenue Revitalization Task Force, which will be meeting on Tuesday, November 9, 2010.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:10 a.m.

Recorded and prepared by Sonja Butler, Planning Commission Secretary Planning and Economic Development Department, City of Saint Paul

Respectfully submitted,	Approved	
	(Date)	
Tonna Tumond		
Donna Drummond	Marilyn Porter	
Planning Director	Secretary of the Planning Commission	

PED\butler\planning commission\minutes\November 5, 2010





CITY OF SAINT PAUL Christopher B. Coleman, Mayor

25 West Fourth Street Saint Paul, MN 55102 Telephone: 651-266-6700 Facsimile: 651-228-3220

DATE:

November 12, 2010

TO:

Planning Commission

FROM:

Donna Drummond and Sarah Zorn, Planning Staff

RE:

Central Corridor/Traditional Neighborhood Zoning Study: November 19th

and December 3rd Public Hearings

Introduction

On November 19th the Planning Commission will hold a public hearing on the proposed zoning code text amendments for the Central Corridor/Traditional Neighborhood Zoning study. This will be followed by a public hearing on December 3rd on the proposed property rezonings recommended in the study. In the October 8th Planning Commission packet, you received the materials for these hearings, including the proposed text changes, map of proposed property rezonings, proposed schedule for Planning Commission review, plus additional background information. Please bring these materials with you if you would like to refer to them during the hearings. If you need additional copies of any of the materials, either sent to you ahead of time or brought to the meeting, please contact Sonja Butler (651-266-6573).

There will likely be people who want to testify about both the text changes and property rezonings, or people who are confused about which hearing they should attend. Staff recommends that the Commission accept testimony on either the text changes or property rezonings at either hearing. This will avoid requiring people to come downtown twice.

The information below was provided in the September 30th memo from the Comprehensive Planning Committee to the Planning Commission. It is repeated here for your convenience.

Background

The direction for the Central Corridor/Traditional Neighborhood zoning study came out of the Central Corridor Development Strategy (CCDS). It was determined during the CCDS process that the City's toolbox of existing zoning districts and requirements would not facilitate the type of development envisioned for University Avenue, where the goal is to have higher density development, a reduced demand for parking and more of a pedestrian- and transit-oriented environment. The zoning study was initiated by the Planning Commission in August, 2007 (Resolution #07-58) with the understanding that the study would follow development of station area plans for the University Avenue portion of the light rail line. During this period when the station area plans were being developed, there was concern that the City have some basic

requirements in place to ensure that new development was not contrary to the planning work that was underway. The Central Corridor Overlay District was put in place in 2008 to provide interim requirements along the Central Corridor route until there was adequate time to undertake a more comprehensive study.

In reviewing the options for permanent zoning to replace the current overlay district, staff determined that the City's existing Traditional Neighborhood zoning districts would generally facilitate the type of development that is desired along University Avenue. However, these districts are not a perfect fit and there is a need for some revisions to facilitate the type of development envisioned in the City's adopted plans for Central Corridor, including creation of a new TN4 district to allow additional height and density where appropriate. The TN districts were first added to the Zoning Code in 2004, and are used in several locations throughout the city. Given the City's six year experience with the TN districts, this study is also an opportunity to tweak the existing regulations in these districts so they better meet the goal of facilitating good, mixed use development wherever these districts are used in the city.

What is Being Proposed?

The staff working group that developed these recommendations included staff from Planning & Economic Development, Safety and Inspections, and the Saint Paul on the Mississippi Design Center. Preliminary staff recommendations were available for public review early in the summer of 2010, and were revised based on input staff received at a variety of open houses, presentations to community groups, and an on-line survey. Highlights of the study recommendations include:

- Creation of a new Traditional Neighborhood 4 district, which would allow more height and density where appropriate. Tweaks to the existing TN 1-3 districts are being proposed to better fit existing market conditions.
- Properties in the "area of change" as identified in the CCDS would be rezoned to a variety of revamped TN2 TN4 districts, with some industrial zoning maintained in the West Midway area.
- Most new auto-oriented uses would be prohibited. Auto service stations would become conditional uses in TN2 along University Ave. (but not citywide). They are currently conditional uses in TN3.
- Additional job-producing commercial uses would be added to TN districts, including: business sales and services and mail order house as permitted uses, and reception halls as conditional uses.
- Some auto-related uses would be added as conditional uses in the IR (industrial restricted) district along University Ave. (but not citywide), including: auto service station, auto repair, and auto body shop, subject to additional conditions.
- Minimum parking requirements in station areas would be eliminated if paired with a system of permit parking along the corridor. Businesses and developers would determine how much parking is needed for the proposed uses.
- Minor revisions to TN design requirements are proposed that: allow more contemporary architecture; emphasize the importance of building entrances along streets; and require better design for structured parking facilities.

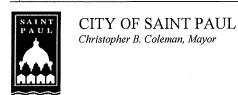
Key Points to Remember

• The zoning recommendations are based on policies in the CCDS and station area plans that have been adopted by the Mayor and City Council as part of the City's Comprehensive Plan.

- New zoning requirements will primarily affect property owners and developers who are planning for new building construction.
- Existing buildings and businesses can remain indefinitely, until the owner decides to redevelop the property.
- Cities no longer have eminent domain (condemnation) authority for redevelopment purposes, so change will happen when owners decide to redevelop or sell for redevelopment.
- TN zoning will significantly expand development capacity along the corridor while enhancing the design of new development.
- The new zoning will replace the existing Central Corridor Overlay district, which expires June 20, 2011.

Additional information can be found on the City's website at www.stpaul.gov/centralcorridor, click on Central Corridor Zoning Study.

If you have questions before the Planning Commission meeting on November 19th, please feel free to contact Donna Drummond (651-266-6556, <u>donna.drummond@ci.stpaul.mn.us</u>) or Sarah Zorn (651-266-6570, sarah.zorn@ci.stpaul.mn.us).



375 Jackson Street, Suite 220 Saint Paul, Minnesota 55101

Telephone: 651-266-9090 Facsimile: 651-266-9124 Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE TUESDAY Nov 23, 2010 2nd Floor Conference Room 375 Jackson Street, Suite 218

Time Project Name and Location

9:30 Boys and Girls Club Addition

West side addition and renovations

291 Belvidere Street East

To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

Parking

Parking is available at on-street meters. Some off-street parking spaces are available in our visitor parking lot off of 6th Street at Jackson.

To see a map of additional nearby parking ramps go to http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html

If you have any questions, please call Mary Montgomery at 651-266-9088.





CITY OF SAINT PAUL Christopher B. Coleman, Mayor

25 West Fourth Street Saint Paul, MN 55102 Telephone: 651-266-6700 Facsimile: 651-228-3220

DATE:

November 10, 2010

TO:

1.

Planning Commission

FROM:

Zoning Committee

SUBJECT:

Results of November 9, 2010 Zoning Committee Hearing

NEW BUSINESS

Staff Recommendation Committee

Approval

(4 - 0)

Approval

Staff

Approval with

conditions

Minnwest Bank Metro (10-914-354)

Rezoning from B3 General Business to RM2 Medium-Density

Multiple-Family Residential

Address:

1870 Old Hudson Road

between White Bear Avenue and Hazel

District Comment:

District 1 recommended denial

Support:

0 people spoke, 0 letters

Opposition:

1 person spoke, 1 letter

Hearing:

Hearing is closed

Motion:

Approval

Recommendation Committee

Approval with

conditions (4 - 0)

2.

MinnWest Bank Metro (10-915-506)

Conditonal Use Permit for an assisted living facility

Address:

1870 Old Hudson Road

between White Bear Ave and Hazel

District Comment:

District 1 recommended denial

Support:

0 people spoke, 0 letters

Opposition:

1 person spoke, 1 letter

Hearing:

Hearing is closed

Motion:

Approval with conditions

AGENDA ZONING COMMITTEE OF THE SAINT PAUL PLANNING COMMISSION TUESDAY, November 23, 2010 3:30 P.M. City Council Chambers

City Council Chambers
Third Floor City Hall - Saint Paul, Minnesota

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF NOVEMBER 9, 2010, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

1 10-919-835 Ramsey County Regional Rail Authority

Conditional Use Permit for elevator pits (2) and an escalator pit (1) constructed below the regulatory flood protection elevation.

210 Kellogg Blvd E, SE corner at Sibley

B4

Josh Williams 651-266-6659

2 10-915-026 Culvers

Conditional Use Permit for a fast food restaurant with drive-through service, and modification of standards for ingress and egress on Pascal Street 1491 University Ave W, between Simpson and Pascal B3

Anton Jerve 651-266-6567

3 10-909-016 Midway Commons

Site Plan Review for renovation of two existing commercial buildings, addition of drive-through sales and service, and parking lot reconfiguration 1489 University Ave W

B3

Tom Beach 651-266-9086

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT Cecile Bedor, Director





CITY OF SAINT PAUL Christopher B. Coleman, Mayor

25 West Fourth Street Saint Paul, MN 55102 Telephone: 651-266-6565 Facsimile: 651-228-3261

DATE:

November 12, 2010

TO:

Planning Commission

FROM:

Neighborhood Planning Committee

SUBJECT:

Robert/Cesar Chavez Small Area Plan

Background

Planning staff recently completed a re-zoning study and subsequent re-zonings of properties in the area known as District del Sol on the West Side. The re-zonings were done without an accompanying small area plan.

Following the zoning study, the Riverview Economic Development Association (REDA) applied for Invest Saint Paul funds to initiate a parking study for the area around the intersection of Robert and Cesar Chavez streets on the West Side of Saint Paul. At that time, \$65,000 in ISP funds were set aside for the proposed parking study. As REDA staff and City Planning staff discussed the intersection and the need for a plan addressing land use and economic and redevelopment opportunities, it was determined that the funds should be used to create a broader small area plan for the area, rather than just a parking study.

The small area plan will address only the area around the Robert and Cesar Chavez intersection, including several residential properties on Robert Street and commercial properties on both Robert and Cesar Chavez Streets. The plan will address the following issues:

- mobility
- parking
- development strategies for vacant and underutilized commercial parcels in the area

Recommendation

The Neighborhood Planning Committee recommends that the Planning Commission initiate a study of the area around the intersection of Robert and Cesar Chavez streets on the West Side. The purpose of the study is to direct development and redevelopment centered on the intersection in a manner consistent with the Saint Paul Comprehensive Plan.

city of saint paul planning commission resolution file number date					
Initiation of Robert/Cesar Chavez Small Area Plan					
WHEREAS on September 8, 2010 the Saint Paul Planning Commission received a letter from the Riverview Economic Development Association (REDA) requesting that the City of Saint Paul Planning and Economic Development Department pursue a sma area plan centered on the intersection of Robert and Cesar Chavez streets; and					
WHEREAS, the Planning Commission is authorized under Minnesota Statutes Section 462.355(2) and Chapter 107 of the Saint Paul Administrative Code to recommend to the Mayor and City Council amendments to the Comprehensive Plan; and					
WHEREAS, the intent of this planning process is to develop a small area plan for the area centered around the Robert and Cesar Chavez intersection, that will be adopted as an addendum to the Saint Paul Comprehensive Plan; and					
WHEREAS, the Planning Commission supports the establishment of this planning process and creation of a Robert and Cesar Chavez Steering Committee to oversee the planning process, with representatives appointed by the Planning Commission chair, including a steering committee chair who is a Planning Commission member; and					
WHEREAS, the Task Force will be representative of the affected area in terms of geography, constituencies, and areas of expertise; and					
WHEREAS, the bulk of the work to develop the Robert/Cesar Chavez Small Area Plan will be done through an open public process using a combination of focus groups; public roundtables; design workshops or charrettes; and open houses.					
moved by					
seconded by					
in favor					
against					

NOW, THEREFORE BE IT RESOLVED, that the Saint Paul Planning Commission initiates a planning process to develop a Robert/Cesar Chavez Small Area Plan and authorizes establishment of a community-based steering committee to oversee that process, with David Wickiser as the co-chair of this steering committee.

city of saint paul
planning commission resolution
ile number
date

NEAR EAST SIDE

INITIATION OF PLAN PREPARATION AND ZONING STUDY

AND FORMATION OF TASK FORCE

WHEREAS, Minnesota Statutes 462.351 ff. and 469.002, subd. 14, grants a municipality the authority for the planning and redevelopment of lands; and

WHEREAS, Section 107.02 of the City of Saint Paul administrative code authorizes the Planning Commission to organize and facilitate the preparation of planning studies and to transmit its recommendations to the Mayor and to the City Council; and

WHEREAS, Section 107.04 of the City of Saint Paul administrative code authorizes the Planning Commission to appoint task forces as advisory bodies to study technical issues identified by the Commission and to report their findings to the Commission for its consideration; and

WHEREAS, several adopted small area plans and neighborhood plans have addressed planning issues on the near East Side, including the *Lower Dayton's Bluff Small Area Plan* (1992); amendments to the *Phalen Corridor Development Strategy* for Westminster Junction (2001), the Phalen Middle Section (2004) and Phalen Atlantic (2006); the *Northeast Transit Corridor Development Plan* (2005); *Railroad Island Small Area Plan* update (2007); the *Arcade Street Small Area Plan* (2007); the *East 7th Street Design Guidelines* (2009); and the *Dayton's Bluff District 4 Plan* update (2009); and

WHEREAS, key recommendations in the Middle Section amendment to the *Phalen Corridor Development Strategy* are no longer germane or have been implemented; specifically, the 3M manufacturing use was discontinued and the site acquired by the St. Paul Port Authority for redevelopment and recommendations implemented, including construction of Neid Lane access road from Phalen Boulevard to Arcade Street, construction of recreation space on the site of the Hamm Brewery grain elevators, addition of a playground at John A. Johnson School, and development of housing in the vicinity of the Phalen Boulevard/Payne Avenue intersection; and

moved by	
seconded by	
in favor	
against	
_	

Planning Commission Resolution Near East Side Small Area Plan — initiation of plan preparation and formation of task force Page 2

- **WHEREAS**, the *Hamm Brewery Reuse Study and Vision Plan* (2004) analyzed the functional design and structure of the brewery buildings on the south side of Minnehaha Avenue and detailed for the Housing and Redevelopment Authority, owner of the site, a range of options for adaptive reuse of the site and its buildings; and
- **WHEREAS**, a Planning Commission resolution initiating the planning process for the Phalen Atlantic amendment to the *Phalen Corridor Development Strategy* (2005) identified two additional neighborhoods for study, including the Triangle neighborhood (bounded by East 7th Street, Johnson Parkway, the railroad tracks, and Earl Street) and the Brewery neighborhood (bounded by Arcade Street, Phalen Boulevard, the Bruce Vento Regional Trail, and Minnehaha Avenue), noting in particular the deteriorating housing in an industrially zoned area; and
- **WHEREAS**, contamination at the City-owned Building 17 site, southwest of Arcade Street at Neid Lane, has been remediated to industrial development standards with grant funding from the state Department of Employment and Economic Development, making the site ready for redevelopment; and
- **WHEREAS**, development concepts for Beacon Bluff, the former 3M site generally northeast of the Arcade/East 7th intersection, were approved by a community advisory committee in 2009 and the St. Paul Port Authority, owner of the site, is nearing the end of its first year of marketing its vacant land and existing buildings; and
- **WHEREAS**, St. Paul Port Authority staff has indicated a preference for incorporating the Beacon Bluff development concepts into a new/updated plan for the area; and
- **WHEREAS**, the goal of the Near East Side Task Force study is to determine how lands within the study boundaries can be used to enhance and sustain the economic, social and physical prosperity of the city's Near East Side; and
- **WHEREAS**, the focus of the study will be industrial/commercial redevelopment and the employment base, accompanied by an investigation into the status of housing within the area and the transition between industrial/commercial development and surrounding residential uses; and
- **WHEREAS**, the *Invest Saint Paul* initiative and Neighborhood Stabilization Programs include plans for the revitalization of the housing stock in the immediate area; and
- **WHEREAS**, an additional focus will be a zoning study to implement the planning recommendations in the planning study; and
- **WHEREAS**, the Department of Planning and Economic Development, in collaboration with other City departments, will provide staff to facilitate the planning process, provide technical assistance and, with input from stakeholders and residents, will produce a planning document.
- **NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission hereby initiates the formation of the Near East Side Task Force to assist the Commission in the preparation of the *Near East Side Small Area Plan* for the area within the boundaries of the attached map; and
- **BE IT FURTHER RESOLVED**, recommendations from adopted small area plans and other planning documents that have not been implemented and continue to be relevant will be incorporated into the *Near East Side Small Area Plan*; and

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BE IT FURTHER RESOLVED, proposed rezonings in the zoning study will reflect the recommendations in the planning study, with the proposed rezonings, once adopted, becoming amendments to the Zoning Ordinance; and

BE IT FURTHER RESOLVED, that the chair of the Planning Commission appoint one member of the Commission and one community resident to serve as co-chairs of the Near East Side Task Force; and

BE IT FURTHER RESOLVED, that the chair of the Planning Commission appoint an additional Commission member to the Near East Side Task Force; and

BE IT FURTHER RESOLVED, that Near East Side Task Force include representatives from the following stakeholder groups:

- District 4
- District 5
- Representatives of North East Neighborhoods Development Corporation and Dayton's Bluff Neighborhood Housing Services
- Legislative aides from Wards 6 and 7
- HealthEast Medical Transportation
- Developer of the historic core of the Beacon Bluff site
- Metropolitan State University
- Historic Saint Paul
- CLUES
- Commercial property owners and/or business owners (owner of former Hamm Brewery site north of Minnehaha, the Housing and Redevelopment Authority, M & H, and the St. Paul Port Authority)
- Representative of a local business association
- Hmong American Partnership
- Latino Economic Development Center

FINALLY BE IT RESOLVED, that the Near East Side Task Force will submit its recommendations to the Planning Commission for its consideration as an addendum to the *Saint Paul Comprehensive Plan*.